

**Uplyme Neighbourhood
Development Plan**

**Strategic Environmental
Assessment**

**Appendices of Additional
Supporting Documents**

Uplyme Neighbourhood Plan Group

October 2016



**This document contains additional Appendix documents and evidence to support the Strategic Environmental assessment of the Uplyme Neighbourhood Plan
Appendices 1-3 are within the main SEA document**

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Appendix 4 UPLYME NEIGHBOURHOOD PLAN - ENVIRONMENTAL REPORT

THE NATURAL ENVIRONMENT

*** ENVIRONMENTAL VISION**

“Uplyme residents greatly value the extraordinary beauty and variety of the whole Parish landscape, its wildlife and its historic interest. In particular they value the contribution made by the green spaces along river and wildlife corridors, the treescape and historic features to the character of the village within and adjoining the built area boundary.

Whilst accepting that changes will happen, they would not wish to see any net loss of these distinctive aspects of character. They would like to see them treated with respect and indeed enhanced through a combination of careful development and positive action by landowners, agencies and individuals who share this vision.”

*** INTRODUCTION**

This vision is derived from extensive consultations conducted with village residents through two questionnaires and a number of events, and through interviews with major landowners, agencies and organisations with interest in and oversight of Uplyme’s environment. These have included Natural England, the East Devon Area of Outstanding Natural Beauty Team, the Forestry Commission, the Devon Wildlife Trust and Biodiversity Records Centre, Woodland Trust, Devon County Council Access and Historic Environment Teams, and the Jurassic Coast Team.

Accounts of these interviews are to be found in the Evidence Base Record. The information contained in this base identifies the range of matters important to consultees for the future of development proposals and land use in the Parish, and help define objectives which need to be met to see this vision realized. The interview results either provide or are themselves based on facts, figures and findings relating to Uplyme.

Analysis of all the evidence collected over the last year on Uplyme’s environment has identified the range of issues and themes which follow, and need to be addressed in the Neighbourhood Plan. This will be done either through;-

- reliance on East Devon Local Plan policies for development management.
- the creation of new policies to supplement or enhance those of the Local Plan.
- the establishment of a programme of community based actions to address matters not directly concerned with development.

KEY ISSUES

Six square miles makes for a very large rural parish, and Uplyme’s natural environment really defines it. It has an intricate pattern, like a hand, of five valleys, farmed plateaus and hillsides, woodlands and a landslipped coastal edge, punctuated by small linear hamlets and farm buildings, quiet lanes and a high concrete railway viaduct which has become the symbol of the Parish and this Plan. It is extraordinarily beautiful, in this is recognized by its inclusion in full within the East Devon Area of Outstanding Natural Beauty. To the east its boundary is the equally lovely Dorset AONB.

For all its beauty it is a living and ever changing landscape, affecting and affected by natural processes and man-made development. The main issues and concerns raised over these changes during the consultation process can be summarized as :-

*landscape

*forestry, woodlands and trees

*wildlife

*flood risks and rivers

LANDSCAPE

Introduction

The enviable backdrop to the lives of all who live in Uplyme is a landscape made over a thousand years of living and working by earlier residents. Very few corners have been left untouched. It is at once a natural, man-made and cultural landscape . In Neighbourhood Plan questionnaire responses and other consultations, Uplyme's natural beauty was the most appreciated environmental quality

A) Farming and Land Management

i) Description

By far the greatest proportion of land in the Parish is farmed. This is the historic and present day activity with the greatest influence on the land use which cloaks Uplyme's valleys and hilltops.

The recent Lyme Regis Museum study of historic farms in the area showed about 20 family farms operating in Uplyme at the end of the last war. But farming has been through a revolution since then, and holdings have been merged and practices mechanized. Arable, sheep and dairy are now the main enterprises conducted by fewer larger farms, with several smallholdings devoted to raising young stock or horses. Some large farm buildings have appeared quite recently in response to changing practices. But most of the land is still family owned if not managed, and Uplyme has not experienced some of the worst impacts of farming decline and restructuring on its landscape. The effects of climate change are yet to be fully understood .

Interviews with major landowners in the Parish, active every day in the landscape, reveal that there is, within the confines of its valleys and slopes, little possibility or incentive for significant changes to the existing pattern of farming, and that they had no plans at present. The most recent revision of Agricultural Support policy and funding, called 'Agricultural Stewardship', has just been introduced and it is too early to judge its impact, but it generally favours the protection of landscape features.

ii) Objective

The Parish wishes to see its farming community continue to produce food profitably and sustainably into the future in ways which maintain and enhance the distinctive characteristics of the landscape and wider environment.

iii) Making this happen

This objective is supported in policies set out at both national and local level, with the National Planning Policy Framework calling for....” Great weight to be given to conserving landscape and scenic beauty in National Parks and AONB’s (ch 11.5)

The East Devon Local Plan (‘the Local Plan’) (though yet to be adopted , August 2015) , fully reflects this , and states that “AONB plans, used alongside the Local Plan will deliver the District Councils statutory responsibility for due regard to these special landscapes”. EDDC will:-

- conserve and enhance the landscapes of East Devon
- recreate and strengthen key landscape characteristics
- ensure that new developments are appropriate in scale form and design, in keeping with the setting, and take full account of local natural and cultural heritage.

EDDC Local Plan Strategic Policy 7 on development in the countryside states:-

“Development in the countryside will only be permitted where it is in accordance with a specific Local Plan policy and where it would not harm the distinctive landscape, amenity and environmental qualities where located”.

These distinctive qualities are elaborated and include:-

- landform and patterns of development
- important natural and man-made features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings
- the adverse disruption of a view from a public place which forms part of the distinctive character of the area, or otherwise causes significant visual intrusions

To help implement this Policy, the Local Plan will utilise the Landscape Character Assessment for East Devon undertaken in 2007. This study provides the guidance the Council needs:-

“to ensure that development proposals reflect distinctive character, qualities and sensitivities of an area, and maintain local identity” (Ch 18.31)

In the Local Plan chapter on Agricultural and Rural Enterprises, the Local Plan supports diversification, the re-use of appropriate redundant buildings for agricultural related activity ,or houses on farms only where within or well related to settlements . (15,21,22 and 23).

These Local Plan policies and statements are underpinned by a considerable body of work undertaken by Natural England, the Governments advisors on landscape matters, and the East Devon AONB Team which consulted widely before producing, with its Partners, a revised Management Plan for the AONB in 2014.

iv) PROPOSED NEIGHBOURHOOD PLAN POLICY (E1)

A possible Neighbourhood Plan policy on Farming and Land Management is:-

.....” The Plan will support development proposals outside of the Built Area Boundary for farm diversification, or for changes required for agriculture or land management practices which respect or enhance the natural beauty of the AONB”

v) Justification for policy

This policy is justified as it applies to the entire parish outside the village, and underscores the acceptance of development and change in the landscape which ensures the viability and continuity of farming practice essential to maintain landscape quality, but also ensures the purposes of AONB status are met. It requires any development proposals in the Uplyme countryside to meet criteria and guidelines established in a significant body of Landscape Character Assessment work undertaken by Devon County Council. It also addresses a range of opportunities which may occur for Uplymes farmers and land managers, but also potential threats from inappropriate changes or developments incompatible with its Protected Landscape status.

vi) Evidence

The whole of Uplyme, all 1464 hectares of it, lies within the East Devon Area of Outstanding Natural Beauty which was designated in 1963, and covering 32% of the District of East Devon. It is a National designation, and the primary purpose of it is to conserve and enhance natural beauty.

This requires ‘relevant authorities’ when performing their functions in the AONB to ‘have regard’ for this purpose. It also requires them to take account of the needs of agriculture, forestry, other rural industries and of the economic and social needs of local communities. In particular, sustainable forms of social and economic development, that in themselves conserve and enhance the environment, should be permitted.

Demand for recreational use should be met if this does not harm conservation of natural beauty or the needs of agriculture, forestry and other uses.

The designation was designed to protect the finest lowland landscapes in the country in the face of possible threats posed by development pressures and agricultural change. These pressures still exist (a planning application for a major housing development in the south east of the Parish was made in late 2014) as well as the many small incremental changes resulting from renewable energy, telecommunication or lighting installations.

The Uplyme Neighbourhood Plan policy on landscape protection is supported by a wide body of evidence of its quality and need for protection.

vii) Community support

Local responses to consultation on the subject of the environment were very positive in their expression of appreciation for Uplyme’s countryside and coast. Unspoiled hillsides, woodlands, hills, peace and tranquility were highly regarded by the great majority of respondents. In particular they did not wish to see the closing of the ‘green gap’ between Lyme Regis and Uplyme, or development in the flood plain or open hillsides.

Consultations with environmental organisations confirmed that there was unambiguous and coherent support for the aims of the AONB designation, and for land managers in their efforts to sustain and enhance this landscape quality in their day to day work to provide food and resources for us all.

B) FORESTRY,WOODLAND AND TREES

i) Description

Second only to agricultural use of land in the Parish is that given over to forestry and woodlands. They cover hectares, or % of its area. Some major blocks are Forestry Commission owned or managed, with most of these and other large areas in the north west around Trinity Hill and in the Yawl valley. Elsewhere, the number of smaller woodlands of Rocombe, Harcombe and some steeper hillsides, together with the considerable number of hedgerow and individual trees give the whole of Uplyme the impression of a well wooded landscape, This contributes enormously to its character and interest. Even Uplyme's 'hidden' landscape' of it's mile-long stretch of Undercliff south of the A 3052 is largely a self-sown Ash woodland. From within the built up area of the village, views out are of the woods above Whalley Lane, Woodhouse and Court Hall Farm, and even within the built up area there are good numbers of mature trees marking the route of the River Lim or old hedge lines . The Glen is a remarkable walled riverside woodland of specimen trees planted as a setting for what was Uplyme's Rectory and later the Devon Hotel.

ii) Objective

The Parish would wish to see the continuation and where possible extension of forestry, native woodland and tree cover for the many benefits it can provide. As a sustainable and long term use of land it enhances landscape and wildlife value, provides wood fuel and timber, and can modify potential climate change impacts including flood risk. It can also make an important contribution to softening landscape impacts of new development.

iii) Making it happen

This objective is supported by policies set out at National and Local level in the NPPF and East Devon Local Plan. Both call for the conservation of landscape and scenic beauty of the AONB . (NPPF Ch 11.5) (EDLP Strategic policy 46).

Woodlands and trees also form vital components of the ecological networks called for in the NPPF (Ch 11.7) This calls for development proposals which primarily enhance biodiversity to be permitted, the protection of Ancient Woodland (Uplyme contains one on its Dorset boundary), and to incorporate biodiversity in and around development.

Similarly the Local Plan policy for Landscaping and Trees on development sites calls for tree planting and retention to form an integral part of any landscape scheme submitted with a development proposal.

Development Management policy D3 states:-

“permission will not be granted for development that would result in loss of trees/hedges of significant amenity, historic or conservation value..”

iv) PROPOSED NEIGHBOURHOOD PLAN POLICY (E2)

A possible Neighbourhood Plan policy on Forestry, Woodlands and Trees could be..

...”The Plan will support development proposals which protect existing trees/ hedgerows of significant landscape, amenity, historic or conservation value, and/or through positive landscaping proposals which provide additional planting of native woodland trees as part of that development which enhance the landscape character of the immediate neighbourhood and wider Parish.”

In addition to this Development Management policy which reinforces that of the Local Plan, the Parish will as part of its ACTION PLAN support any initiatives by any landowner in Uplyme to establish new areas of woodland, orchard hedgerow or individual native forest trees. It will support, if helpful, applications for grants to agencies for such initiatives. The Parish will also actively seek out potential sites for tree planting, particularly in and around the built up area boundary, to reinforce existing planting, act as ‘replacement trees’ for those that are mature or susceptible to disease, or where they will contribute positively to the village treescape. It will seek professional advice and help with this if needed or appropriate. A site will also be sought for a community orchard to be planted for the enjoyment of all.

v) Policy Justification

By including this policy in the Neighbourhood Plan, the Parish will encourage any development proposal to seriously consider its potential impacts on both village and the wider landscape, and include as part of any proposal, landscaping and/or tree planting plans which will soften possible visual impacts and over time contribute to the treescape of the village and its appearance in the broader landscape.

vii) Evidence

The whole of Uplyme is a protected landscape, and forestry, woodlands and trees play a highly important part in establishing its character. But they also play other roles in support of biodiversity, recreation, and adaptation to climate change (slowing run-off, carbon capture) as well as their economic role for employment and resources. In discussion about their woodland plans, the Forestry Commission confirmed that they are increasing the diversity of conifer blocks to include more broadleaf species (up to 40%), and with the block of Ancient Woodland at Harcombe being totally restored to broadleaf.

Whilst the Plan policy cannot effect major change in the areas of woodland cover in the Parish, it can ensure that development proposals which may effect woodland or trees, or provide opportunities for enhancement of the overall treescape, do include positive plans for protection and new planting. The Millennium Copse adjacent to the Barnes Meadow estate was donated to the Parish as part of that development, and more trees are to be planted during winter 2015.

The importance of the many mature forest trees in or around the village is shown in Photograph no.---. Every year applications are made for the removal of dead ,dying or dangerous trees, where they come under protective Tree Preservation Orders. These cover individual or groups of trees of particular amenity importance, such as those in the Glebelands estate which were the grounds of the old Rectory. Such trees are replaced by young planting, but other trees will also need replacement in time and thought should be given to their succession.

There is also evidence that some trees in the Parish are susceptible to disease. The commemorative Horse Chestnut just below the Church had to be felled in 2014, and there is fear that Ash Dieback may spread to East Devon and Uplyme. Replacements for such affected trees will need to be sought as part of the Action

Plan, but this underlines the need for a positive policy for new planting opportunities to be taken where development proposals come forward.

vii) Community Support

In response to the second Neighbourhood Plan questionnaire, 64% mentioned appreciation of the rural landscape with its woods and other features, and in the earlier one responses called specifically for more trees and a community orchard. Asked about favoured natural features, the tree lined walk down the River Lim to Lyme Regis was highlighted, and both the Woodland Trust arboretum at Woodhouse Hill and the Forestry Commission woodland at Trinity Hill are much visited.

Uplyme does have a track record of new private tree planting over recent years, with several hectares planted at Holcombe, and the planting of two new orchards to the east of the village. On a few occasions recently where damage has been caused to tree planting in public areas, the local response has been to re-double efforts to re-plant and look to new opportunities for planting. Development proposals represent just one such opportunity.

Support for such action is not just local. Loss of trees in connection with development elsewhere in East Devon has recently prompted an EDDC report (26/6/2015, Cmtee Paper 5) on the subject. It called for a stronger enforcement policy, and guidance to be given to Neighbourhood Plan groups to particularly address tree issues and how their value to the landscape can be recorded and protected. It was suggested this should be included in a 'trees action plan', and perhaps an extension to the role of the honorary post of Parish Trees Officer. The District Council also plan to roll out a community orchard planting scheme across East Devon. In its suggested Development Management policy on this topic, and its Action Plan to encourage and support the use of land for forestry, woodlands and trees, the Plan is firmly underpinned by support at national, local and neighbourhood level.

C) HISTORIC LANDSCAPE

i) Description

Devon County Councils Historic Environment team describe Uplyme's list of historic riches as 'modest'. However they also point out that the Parish has a very long history of occupation and there was probably still much to record. What it lacks in depth it has in breadth, from evidence of stone age activity, the site of a Roman villa, ownership of lands by Glastonbury Abbey and a church on the same site for at least 1200 years. Those features which have been identified as historically important are contained in records of:-

- listed buildings – buildings protected by law as nationally important such as Court Hall Farm, the Old Rectory and the Viaduct
- Scheduled Monuments – also protected by law for their national importance such as the Holcombe Roman Villa site and Shapwick Hill tumuli.
- The Historic Environment Record, which is a Devon record of all known sites of archaeological or historic importance. There are 175 of these ,spread widely across the Parish, from the limekiln in Limekiln Lane, the Old Mill in Rhode Lane, various cottages, the Uplyme War Memorial, old field boundaries and the WW1 knocker on the Church door.

Collectively, these known historic assets provide just a glimpse of the traces of 2000 years or more of people living and working in the place and landscape which is now Uplyme. With the use of old maps and records, changes in land use have been mapped in a 'Historic Landscape Characterisation' study. But the picture is never complete, and Devon County Councils team believe it will only be the sharp eyes and interest of Uplyme people who can add to the Record.

ii) Objective

The Parish would wish to see the historic assets inherited from previous generations, and which provide such an important layer of character and identity to Uplyme, protected and respected in the course of any future changes in agricultural practice or development, and that those yet to be revealed are added to the Record as and when they emerge.

iii) Making it happen

The NPPF (Ch 12) recognizes the importance of the Historic Environment to the character of 'place', including those heritage assets that are not designated and have no formal protection. It calls for Local Plans to have a clear strategy for this dimension of the environment.

This is provided in the Local Plan, where Strategic Policy 49 states:-

“ the physical and cultural heritage of the District will be conserved and enhanced.....and the contribution that historic places make....will be recognized, evaluated and promoted”

...and later in Development Policies EN6 and EN7, that for nationally and locally important archeological sites, or potential sites, Scheduled or not, no development that would harm them would be permitted. Policy D1 states that development would only be permitted where (amongst other things) it would not 'adversely affect historic character'...

iv) PROPOSED NEIGHBOURHOOD PLAN POLICY (E3)

A possible Neighbourhood Plan policy on the Historic Environment could be:-

“The Plan will support development proposals which recognize and respect the importance of assets or features of historic value and their contribution to the character and culture of the Parish, and where appropriate contribute to the Historic Record”

v) Policy justification

Most development in the Parish is likely to be in or around the built up area of the Village or the 18 hamlets or farms where there is most potential for features of historic interest to be revealed. Planning Applications are screened for their proximity to and likely impact on the historic environment, and this is taken into consideration. If necessary advice may be provided by the DCC Historic Environment Service, and appropriate conditions imposed to mitigate or further investigate historic/archaeological value.

The Neighbourhood Plan recognizes the value of this dimension to its history and sense of place, and fully supports these safeguards.

vi) Evidence

Everywhere in the Parish bears the marks of history, more or less recent. The patterns of lanes, tracks and rights of way, farms and hamlets, the railway line and viaduct at Cannington, the chert stone walls, and Judge Jeffries temporary lodgings, Court Hall Farm.

There are 35 Listed Buildings and structures (6 at Court Hall alone) and over 200 pages of Historic Environment Record to describe these and the other 175 items included.

vii) Community Support

Perhaps because the Parish has seen its core of pre 20th century buildings in the village rather overshadowed by ribbon and 'estate' development since, features of historic importance are highly valued. Many are highlighted in the 2004 'Book of Uplyme' by local resident Jack Thomas, and the earlier 'Parish Map' inspired by Common Ground which hangs in the Village Hall.

Neighbourhood Plan consultation responses revealed the popularity of the Church and churchyard, and the Cannington viaduct as the favourite man-made features in the Uplyme, and these were closely followed by old cottages and farm buildings spread throughout the Parish.

The Plan's Development Management policy to reinforce protection and respect for this much appreciated dimension of Uplyme's character will command strong support locally and build on clear National Framework and Local Plan backing.

WILDLIFE AND NATURAL HABITATS

Introduction

Reflecting the unspoiled landscape, varied topography and famous geology, the wealth of wildlife (biodiversity) and habitats in Uplyme is equally rich. Perhaps because wildlife is so abundant and evident, the topic received few specific mentions in local consultation events or questionnaires, although there was a request for a nature reserve in the Cathole area. It was more for the agencies and organisations closely concerned with wildlife to set matters in Uplyme in a wider context.

i) Description

That the whole of the Parish lies within the East Devon AONB is testament to its landscape quality and interest, and Uplyme's range of habitats echoes this. With its 160 metre high plateau sloping sometimes steeply into the 5 coombes or valleys of the river Lim and its tributaries, and a mile long section of landslipped coast, the geological complexity from the Cretaceous, Jurassic and Triassic periods has provided homes for an impressive number of species. In total there are over 150 hectares of statutory and non –statutory wildlife sites, and nearly 300 hectares of potential wildlife sites (where the value has not yet been officially confirmed). This is equal to 1/3 of the entire area of the Parish.

Woodland is particularly valuable habitat, such as the Forestry Commission holdings at Hoyton Farm, Woolly Hill and Harcombe, and other woods at Hodders Corner and within the Undercliff National Nature Reserve. Grassland of several types is the second most plentiful, and occurs around Shapwick Grange, Wadley Hill and Holcombe. Other valued habitats are those of the disused railway line, the heathland and acid grassland of Trinity Hill and some damp pasture and woodland at Cathole.

Beyond such audited sites, Uplyme contains many miles of hedgerows, watercourses, ponds, rocky foreshore, sea cliff, greenlanes, green space, road verges, churchyard and large and small gardens, all of which are of significant value to wildlife. Many of these may contain species which are legally protected.

ii) Objective

The Parish would wish to see continued protection and enhancement of places designated for their particular importance for wildlife or geology, the designation of further places following appropriate surveys, and where possible the enhancement of wild life value throughout Uplyme by the retention and creation of linkages and corridors between these places . It would wish to see this accomplished alongside productive farming and land management practice with the sympathy and commitment of all landowners.

iii) Making it happen

The NPPF is very clear that sustainable development is reliant on the 'ecosystem services' provided by the natural environment. This term describes the sum of essential roles performed by the web of life of which humans are a part. These include pollination, breakdown of waste, air purification, carbon capture and soil fertility. In Chapter 11 it calls for the UK ...” to recognize the wider benefits of ecosystem services...and to minimize impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Governments commitment to halt the overall decline in biodiversity, including the establishment of coherent ecological networks that are more resilient to future pressures...”

Local Plan policies, as part of their aim to meet development needs, should :-

”set criteria based policies against which development proposals on ,or affecting ,protected geological , wildlife or landscape areas will be judged...” .

To minimize impacts on biodiversity and geodiversity policies should :-

”identify and map components of ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them, and areas identified by local partnerships for habitat restoration and creation”

Finally, the National Framework requires Local Plans to state :-

“opportunities to incorporate biodiversity in and around development should be encouraged”

The East Devon Local Plan fully reflects the national steer in its Strategic and Development Management policies.

Strategic Policy 5, in calling for all development proposals to contribute to the delivery of sustainable development , states that in allowing development....

“Open spaces and areas of biodiversity importance and interest will be protected from damage, and the restoration, enhancement, expansion and linking of these areas to create green networks will be encouraged through a combination of measures such as :-

- maximizing opportunities for the creation of green infrastructure and networks in sites allocated for development
- creating green networks and corridors to link urban areas and wider countryside
- the designation of Local Nature Reserves and County Wildlife Sites
- minimizing the fragmentation of habitats, the creation of new habitats and connection of new areas to create an ecological network as identified in an EDDC Local Biodiversity Plan
- progress toward delivering the Biodiversity Action Plan targets and Local Nature Reserve Strategy
- conservation and enhancement of SSSI's.
- making use of and protecting areas that are vulnerable to surface water run-off and flooding.”

The Local Plan also calls for new development to incorporate open space and high quality landscaping to provide attractive and desirable environments for new occupants and wildlife.

More specifically in Strategic Policy 47 On Nature Conservation and Geology the Local Plan states

'All development proposals will need to:-

- conserve the biodiversity value of land and buildings and minimize the fragmentation of habitats
- maximize opportunities for restoration , enhancement and connection of natural habitats
- incorporate beneficial biodiversity conservation features"

It also confirms that development proposals that would cause direct or indirect adverse effects to internationally or nationally designated sites would not be permitted unless in cases of overriding public interest, no alternative sites or mitigating measures provided...

Development Management Policies in the Local Plan (EN4 and EN5) detail the protection that will be given to Local Nature Reserves, County Wildlife Sites and other wildlife habitats and features.

Policy EN4 states:-

" Development or land use changes likely to have an adverse effect, either directly or indirectly on:-

- Local Nature Reserves
- County Wildlife Sites
- County Geological Sites

Will only be permitted if the justification for the proposals clearly outweighs any harm to the intrinsic nature conservation and/or scientific value of the site"

Policy EN5 states:-

" Wherever possible, sites supporting important wildlife habitats or features not otherwise protected by policies will be protected from development proposals which would result in the loss of or damage to their nature conservation value, particularly where these form a link between or buffer to designated wildlife sites. Where potential arises, positive opportunities for habitat creation will be encouraged through the development process..."

Clearly there is considerable national and local policy support to prevent harm to statutory and non-statutory designated sites of importance for biodiversity, and the Neighbourhood Plan would not wish to be silent on a matter where 1/3 of the Parish has an identified (if not yet corroborated) value, and there is so much potential for contributing to Biodiversity Action Plans through policy and support for practical action.

iv) PROPOSED NEIGHBOURHOOD PLAN POLICY (E4)

"Where development is proposed, it will be supported where it can show it would not cause direct or indirect harm to any site designated for its wildlife value, and where it includes provision to protect or restore any existing features, or create new features, of wildlife habitat, particularly where these form linkages between habitats within or beyond the site."

The purpose of this policy is to ensure that any development results wherever possible in spaces and creative landscaping which provide attractive environments for both occupants and wildlife.

v) Policy Justification

There is nationally and locally a strong policy presumption against any development which harms designated wildlife sites unless outweighed by a justified case in favour of public interest.

Given the extent of existing designated areas and potentially designated sites (there is a large area of as yet unconfirmed County Wildlife Site) covering nearly 1/3 of the Parish , the Neighbourhood Plan policy adds its insistence on protection, but looks positively for development wherever proposed to address site based matters of wildlife friendliness by design which could reinforce biodiversity value in the immediate locality and beyond. Any site, however small, may represent an opportunity to strengthen the wildlife corridor / stepping stone network proposed in the NPPF. It is designed to encourage developers to think beyond avoiding harm to protected species, towards making a positive contribution to wider greenspace / wildlife networks.

vi) Evidence

In common with much of the East Devon AONB, Uplyme has a rich and varied wildlife resource, reflecting the intimacy and interest of its landscape and complex geology.

Uplyme's coastal edge, a landslipped mass where its southern 130 metre high plateau slumps dramatically seaward, is part of the Axmouth to Lyme Regis Undercliffs National Nature Reserve. As part of the largest and most important landslip area on the British coast, it is also a Site of Special Scientific Interest (SSSI). These are both National designations. Within the SSSI, designated for the special mix of habitats it contains, the coastal edge is also part of the Dorset and East Devon World Heritage Site for its geological interest, and much of the area is also a Special Area of Conservation (SAC) as it contains species and habitats of European importance. Both of these are therefore international designations with statutory support.

A little inland at Shapwick, Uplyme's chalk quarry, a section is also designated as a geological SSSI.

In the north east corner of the Parish, and overlapping into Axminster, is the fourth statutorily protected wildlife site, the 20 hectare Trinity Hill Local Nature Reserve.

Between the north and south of Uplyme lie four areas of unimproved (and therefore wildlife rich) grassland at Yawl, Cathole and Shapwick which have been accorded the non-statutory status of County Wildlife Sites (CWS) for their importance in Devon.

Two other small sites near Holcombe and Carswell have significant local interest but do not meet CWS criteria, and 20 other areas, totalling 282 hectares have been identified as having probable interest but have not yet been fully surveyed. These sites are known as Unconfirmed Wildlife Sites (UWS).

In combination with unrecorded habitat of hedgerows, ponds streamsides and verges, there is therefore nearly a third of the Parish identified as of wildlife value

Records from the Devon Biodiversity Record Centre also reveal that 16 protected species of animals have been recorded in Uplyme, including hen harriers, otters, bats and dormice, which are of importance to the development control process, and a great crested newt consultation zone.

The Centre also have records of another 122 legally protected and notable species from the Parish, including hedgehogs, hares and many birds and moths. All this wildlife interest is detailed in a comprehensive Uplyme Parish Biodiversity Audit commissioned by Devon County Council in 2010.

This is an enviable list of wildlife attributes at a time of overall decline in national biodiversity levels, and clear evidence in support of the Plans policy to ensure their protection in any proposal for development, and in particular seek to enhance links in the ecological network which are regarded as key to its resilience.

vii) Community Support

In the course of consultations with local people, expressions of concern for wildlife were less explicit than those for other aspects of the environment. The 'likes' were more focused on 'lovely countryside and coast', 'unspoiled hillsides', 'peace', 'tranquillity and 'more trees please', but there was a call for another Local Nature Reserve (at Cathole), and the second questionnaire highlighted 'rural landscape, woods, hills and peace' as the natural features most appreciated.

In a landscape where buzzards are seen overhead on most days of the year, and owls heard by night, it is perhaps unsurprising that wildlife loss was not expressed as an issue of major concern. Most questions focused on the practical and visible.

All other consultees, aware of the national picture of declining biodiversity, were clear that this was an issue for planning, and action, at the local level. The AONB Team, Natural England, and the Devon Wildlife Trust mentioned recent reports, the Lawton Review and the White Paper 'Natural Choice' (20??) which concluded that many of the services provided by nature are in decline , effecting 40% of habitats and 30% of priority species. Amongst recommendations to halt this loss are the establishment of coherent ecological networks, and at the local level, empowering communities to protect local environments that are important to them. The Department for Agriculture Food and Farming (DEFRA) in their 2011 strategy for biodiversity '2020' included in their recommendations for reducing environmental pressures....'to improve environmental outcomes from agricultural land management practices... and. for planning and development ...to retain protection and improvement of the natural environment as core objectives of the planning system'. It summarises, habitats should be 'better, more, bigger and joined up'.

It also makes the point strongly that people are at the heart of the Biodiversity Strategy.

This is expressed in Uplyme in practical terms through the existence of local voluntary workparties undertaking conservation work in the churchyard, the Woodland Trust arboretum at Woodhouse Hill, and in the Undercliff NNR. According to their records, there are 25 families in Uplyme who are members of the Devon Wildlife Trust. Following a Neighbourhood Plan Group meeting with EDDC's Ranger Service to discuss concerns for the management of Trinity Hill Nature Reserve, there is now a plan in place to introduce grazing animals to the site to improve the value of the heathland.

There is strong evidence of the need for a robust local policy on wildlife value and the need to sustain it in Uplyme.

FLOOD RISK AND RIVERS

i) Description

Uplyme's landscape is defined by its valleys and streams, but extreme weather can dramatically change the appearance of the village. Very heavy rain in 2012 led to two major flood events which virtually severed it along the B3165 and flooded a number of properties in Venlake. Over 30 properties were affected. Venlake has suffered before, but given the steepness of the hillsides above the five valleys of the Parish it is surprising how few times the Playing Field has disappeared under water.

The Environment Agency describe the River Lim, the main water course, as a 'flashy river', with its compact catchment producing rapid rises and falls in river flow which are increasingly to test the capacity of the various man-made culverts and drains constructed in connection with development over the years. Discussions continue with the authorities about how to reduce the likelihood of future flood events and damage.

ii) Objective

The Parish would wish to see policies and actions which carefully identify the contributory causes of flooding, and result in decisions and practical action to reduce flood risk and increase resilience to its effects. Actions should result in a sustainably managed River Lim catchment for the long term.

iii) Making it happen

The NPPF (Ch 10) calls for the Planning System to meet the challenge of climate change, flooding and coastal change. It exhorts Local Plans to set out clear strategies for the natural and built environment based on adequate, up to date evidence ofenvironmental characteristics (Ch 12) ie, via (inter alia) river basin management plans and flood risk assessments.

The Local Plan, unsurprisingly for a District containing the river catchments of the Otter, Sid, Axe and Lim, recognizes this challenge, and in paragraph 22.54 concludes that..." the impact of flooding on future development, and the impact that development could have on patterns of flooding elsewhere are important planning considerations. Climate change may lead to increased risks of flooding over the lifetime of new developments."

It therefore sets out very detailed policies on development proposals where they might come into conflict with areas of flood risk identified in Flood Risk mapping and assessment. The Flood Risk map of Uplyme shows areas along each of the five valleys and a broad area around the village centre of the King George V Playing Field. These areas are prone to flood, with Risk Zone 3 representing a 1:100 year risk (dark blue) , Zone 2 a 1:1000 rear risk (pale blue), and the rest being Zone 1 where development should be sited wherever possible. Any development proposed in Zones 2 or 3 will therefore be subject to a 'flood risk assessment', and subject to criteria set down in Local Plan Development Management policy EN 21. This sets out a 'sequential' test which considers alternative site availability, and is detailed and explicit.

The Environment Agency are consulted on any proposed development below the bridge on the B 3165 near the Talbot Arms where the River Lim becomes a 'main' river. Above this point, Devon County Council has flood risk responsibility.

iv) PROPOSED NEIGHBOURHOOD PLAN POLICY (E5)

Where a Neighbourhood Plan can offer a policy which supercedes or overwrites a Local Plan Development Policy, based on evidence for its support, it should do so. On this topic of flooding it is not felt to be appropriate.

Local Plan policy is the result of negotiation with the Environment Agency in particular, and concerns aspects of risk relating to future climate change which the Neighbourhood Plan is not competent to challenge or change.

However the Neighbourhood Plan has through its consultations identified various actions and aspirations which are relevant to the matter of flooding and river management. These actions are:-

- a) to work with Devon County Council to better understand the reasons for recent flood events, and ensure that where possible remedial works can be undertaken to limit the likelihood of future flooding events
- b) to encourage the Environment Agency and its partners in the East Devon Partnership to address action in the Lim catchment which might reduce the impact of flood events, and improve water quality in the river.

v) Justification for Actions

a) Action to control flooding.... After the 2012 floods, Uplyme Parish Council made representations to DCC and others, and some work was undertaken through local initiatives in response to the concerns of those who had been affected. Devon County Council have commissioned surveys, and some engineering works are proposed. Until these are carried out and their effectiveness proven this action should remain an aspiration for the Plan.

b) Lim catchment plan...On the aspiration to improve aspects of the whole Lim Catchment, the Lim is already identified in a joint catchment area (with the River Axe) in the East Devon , created to deliver a Flood Management Plan (2012) and other benefits through a 'catchment partnership' made up of the Environment Agency, landowners and others. The focus is presently on the much larger Axe where projects are under way, so the mechanisms for action are already in place.

vi) Evidence

a) As photographs show (see PHOTOS OF FLOODS 2012) , and which was well reported, in 2012 prolonged and heavy rainfall in the Parish resulted in the whole of the centre of the village around the King George V playing field, the B3165 and part of Venlake were seriously flooded. Uplyme was not the only village in Devon to suffer; floods were widespread.

This event brought the blue colours of the Flood Risk Maps produced by the Environment Agency vividly to life, as the local community rallied around to assist those affected.

b) As to evidence for the need for work at a catchment scale on the River Lim, it has been shown that partnership working can produce multiple benefits over the long term. The Lim has been shown to be a 'flashy' river , and there are ways in which land management practices across a catchment can slow run off to reduce levels of 'peak flow'. Crop selection, crop timing. River bank buffer zones, control of invasive species and other considered and negotiated actions can contribute to improved river management and help control pollution levels too.

The River Lim is monitored for water quality, and recently (2013) this has been classified as only 'moderate', and the reasons for this, whether 'point pollution' or general levels of unwanted nutrients, needs to be fully investigated and understood. Pollution levels in the river are important determinants of its biodiversity, but also have potential implications for bathing water quality measurements at Lyme Regis, These are also important for Uplyme residents.

vii) Community Support

Community consultations for the Plan clearly identified flooding as a matter of concern for Uplyme people. The initiatives taken by the Parish Council to both support 'self help' to increase resilience to any repeats of flooding events, to have established an Emergency Flood Plan for the village, and to encourage DCC to better understand and deal with problem areas have been welcomed and fully supported.

Any initiative led by the Environment Agency to extend its catchment partnership model of working to the River Lim will be similarly supported. It could address not only flooding and the possibility that relatively simple actions by riparian landowners and others might slow the rate of run off, (eg. by planting buffer strips along streamsides) but also water quality and the health of the river itself, with implications for biodiversity improvement and less risk to waters downstream.

The impact of climate change will be the major determinant of flood risk for the Parish, with its compact river catchment and so many water courses, but the knowledge that careful thought and considered action is being directed towards the problem has the support of all.

AUGUST 20 2015

JD & TS

Appendix 5
Uplyme Neighbourhood Plan
Proposed Uplyme Built Up Area Boundary [BuAB] Review

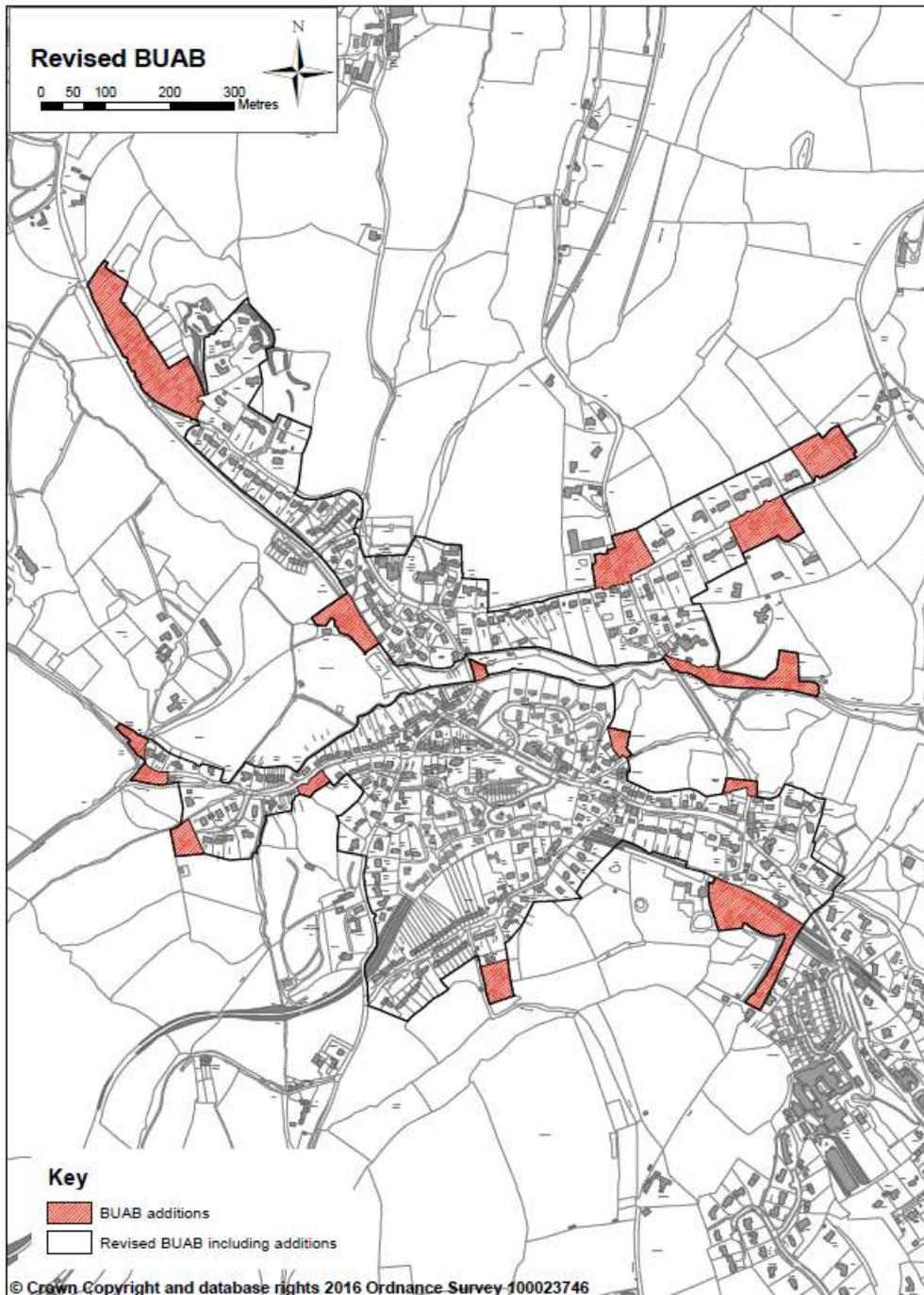
Uplyme has had a Built Up Area Boundary in the Local Plan for some years and the new Local Plan proposes that a BuAB for Uplyme should be retained. However, the District Council has advised that such boundaries within the District are to be reviewed and rationalised, talking in what are considered to be anomalies and incorporating development that may have been constructed since the last boundary review.

The BuAB for Uplyme has therefore been reviewed by the Uplyme Neighbourhood Plan Group as part of the preparation of the Neighbourhood Plan and the revised BuAB is shown on the Proposal Map. Consultation on this proposed new boundary has been undertaken with East Devon District Council who have provided advice and guidance.

It is acknowledged that attempting to achieve a balance between the aims of restricting future development within the BuAB over the next 10 to 15 years whilst, during the same period of time achieving modest growth in building new houses will be challenging.

Location Description	Reason for Boundary Amendment
South of B 3165	Inclusion of existing housing close to Dorset border, at Launchycroft.
South of Whalley Lane	Inclusion of 2 established residential properties
Venlake Lane	Inclusion of chalet properties located between and opposite other residential properties
Land at end of Venlake Close	Inclusion of detached residential property
Cannington Lane/ Woodhouse Lane	Inclusion of long established houses
Church Lane	Inclusion of 3 long established terrace properties
Crogg Lane	Inclusion of existing more recent property
Village centre on B 3165	Inclusion of village hall, and car park. [Masters Close excluded as developed as 'Exception Site']
Mill Lane	Inclusion of long established properties & one recently rebuilt/remodelled
B 3165 at northern end of village	Inclusion of long established row of detached residential properties but exclusion of long rear gardens

Rhode Lane 1	Inclusion of 2 established properties on Lane frontage plots
Rhode lane 2	Inclusion of 2 residential properties at eastern end of Rhode Lane
Land at Springhead road north of Rhode/Pound Lane junction	Inclusion of historic and long established property, plus barn and farm yard
Land either side of Tappers Knapp close to B3165 Junction	Inclusion of 2 residential properties.



Appendix 6 Summary of Site Appraisals for Exception Sites

Uplyme

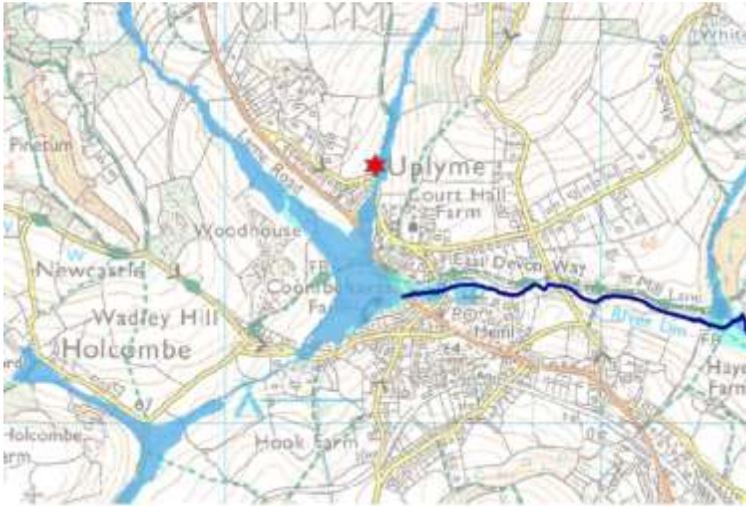
No:	Site Appraisals Site Name	Source of Proposal	Decision of Neighbourhood Plan Group	Reasons for Decision & Landowners Views
1	Part of land at Tapper's Knapp/ Springhead	January 2015 Consultation Event	Include in Plan as Exception Site – Estimate approx. 8 dwellings	Site well located, good access, minimal landscape and other adverse impacts Landowner supportive
2	'Plot 17' - Land at Glebelands, Uplyme	Call for Sites.... landowner request	Site for single plot only. Not to include in the Plan	Site refused consent in past. Part of proposed Local Greenspace & potential impacts on neighbours and TPO trees
3	Land at North side of Pound Lane Uplyme	January 2015 Consultation Event	Possible site for inclusion in Plan, but on balance not to include	Elevated position, potential to dominate over properties opposite, narrow access/junction, loss of prominent hedgerow
4	Land at Master's Close, Uplyme	January 2015 Consultation Event	Include in Plan as Exception Site – Estimate approx. 4-5 dwellings	Very close to local amenities, rounding off of existing close, access in place, but ground and support works needed. Landowner supportive
5	Land to north of the village hall, Uplyme	January 2015 Consultation Event	Not to include in the Plan	Site proposed for new school. Planning consent renewal being sought at present
6	Land at Springhead, Spring Head Road Uplyme	Call for Sites landowner request	Site for single plot only. Not to include in the Plan	Site too small and can be progressed via separate planning application by landowner, if wished
7	Land at Gore Lane Uplyme	January 2015 Consultation Event	Not to include in the Plan	Gore Lane narrow access. Land understood to have covenant to prevent building
8	Land at Harcombe Road, Raymond's Hill	January 2015 Consultation Event	Potential for some market housing. Refer to this option in Plan	Site opposite existing development along Harcombe Road. Good access subject to road frontage tree retention. Low landscape impacts
9	Land at A 35 Raymond's Hill	January 2015 Consultation Event	Not to include in the Plan	Site outside settlement on Trunk Road in prominent position
10	Land at Carswell Lane Uplyme	January 2015 Consultation Event	Site for single plot only. Not to include in the Plan	Site too small. Can be progressed via separate planning application for agricultural related dwelling by landowner, if wished
11	Land at Cooks Mead/Lime Kiln Lane Uplyme	Neighbour Plan Group	Include in Plan as Exception Site – Estimate approx. 4-5 dwellings	Site close to local amenities. Access acceptable. Limited landscape impacts. Subject to Environment Agency views. Landowner supportive
12	Land at Venlake/ Cannington Lane Exception Site	Landowner via Planning Application not via Neighbourhood Plan	Scheme for 8 units mixed affordable/market opposed by DCC Highways Withdrawn. <u>Not supported.</u>	Reduced scheme for 4 with 3 affordable and 1 market house subsequently approved by EDDC December 2015, so to be referred to in the Plan as a 'commitment' for local housing needs

Neighbourhood Plan - Potential Sites for Housing/Development – Site Appraisal Checklist

Site Name	Land at Cooks Mead/Lime Kiln Lane Uplyme
Location and context within the Village/Parish	The site is located at the end of Cooks Mead, at the junction with Lime Kiln Lane and Carswell Farm Lane
Site Description & Local Plan Development Boundary Issues	The site comprises a small part of a larger field in agricultural use and is bounded on 2 sides by hedgerows with a field gate at the junction of the 2 lanes. See photographs. The site lies just outside the local plan development boundary
Site Area or Dimensions	See Plan. The site at Lime Kiln Lane extends to some 1700m ² Or 0.17 hectare or 0.42 acre.
Grid Reference	SY32375 93653
Notation on Environment Agency on-line Flood Maps	The site appears to lie just within the potential flood risk areas and with higher land behind could be subject to surface water run off during heavy rain which would need to be considered.
Distance for Village centre/shop/garage and ease of access	The site is in close walking distance to local amenities including the shop, pub, school, church and playing fields and so is well located in this respect.
Existing Use[s] Structures/buildings on site	Agricultural grazing land
Nature of nearby development if any	Terraced properties nearby at Cooks Mead, detached dwellings further up Lime Kiln Lane
Previous known planning history	None
Topography and features; trees hedges watercourses microclimate etc.	The site is part of a large field that slopes from higher ground in the north west down toward the lane and field entrance gate. The field has good hedge boundaries to the south and east and is well contained.
Visual prominence; views in/out. Aspect, features landmarks.	The site is not prominent within the village and if development was limited to small scale at the junction then it would not itself be prominent within the landscape
Potential access options and highway issues. Nature and widths of nearby roads. Accessibility to public footpaths & bridleways	Access is available direct from Lime Kiln Lane then then via Cooks Mead. There is considered to be adequate width for small scale scheme, and DCC consider the access to be acceptable. Good visibility. Number of footpaths nearby
Potential Impact on any built and natural heritage designations, AONB, TPOs etc	Site is within AONB like the area generally but is in fairly close proximity to existing development and services.
Nature of development that might be Accommodated; housing; employment; recreational etc.	Small scale site housing scheme for 4-5 properties outside the BUAB as exception site
Landscape and visual impact assessment; potential impacts of development on trees & hedges on site etc. Opportunities to enhance landscape features	The development could sit within the lower part of the site without undue prominence of visual impacts hedge boundaries could for the most part be retained as at present, subject to visibility splays.
Landowner If Known	Local landowner

Land availability i.e. is there evidence that landowner is willing to develop	Landowner willing to make site available for affordable housing as exception site
Public utility services availability or constraints where known	Housing nearby with all services so no undue problems envisaged.
Deliverability and achievability	Deliverable in short – medium term
Acceptability by community as evidenced through further consultation	No adverse comments at consultation event in January 2016
Photographs	See below showing site and access lane
Particular Local Plan Policies that Apply	Outside BUAB but rural exception sites consideration would apply
Initial Views of Highway Authority	Access considered to be acceptable
Initial Views of Local Planning Authority [LPA]	Site has potential as an exception site outside BuAB
Initial Views of other statutory consultees	No objections from Historic England and Environment Agency when consulted on SEA scoping report. NE required assessment.
Initial Views of Uplyme Parish Council	Supportive
Other issues	None
Concluding Comments	Overall whilst in principle, a small scheme could be accommodated on the frontage of this site without undue landscape or other impacts, due to the fact that it lies within or on the edge of the EA's flood risk area, consultation with the Agency has been undertaken.
Recommendation of Uplyme Neighbourhood Plan - Potential Housing Site Appraisal Sub-Group	That the site be included as an exception site in the Plan

**Plan Showing Location in Uplyme Context
Site Location Plan Photographs**



Uplyme Neighbourhood Plan - Potential Sites for Housing/Development – Site Appraisal Checklist

Criteria	Commentary
Site Name	Land at Master's Close, Uplyme
Location and context within the Village/Parish	The site is located at the northern edge of the village and is accessed through Master's Close, from the mini roundabout off the B3165
Site Description & Local Plan Development Boundary Issues	This site is located at the far, northern end of the existing Guinness Trust housing atIt is located outside but just opposite the development boundary on the East Devon Local Plan
Site Area or Dimensions	See photograph. The site at Masters Close extends to some 1100m ² Or 0.11 hectare or 0.27 acre.
Grid Reference	SY32274 93574
Notation on Environment Agency on-line Flood Maps	The site is located outside the flood risk zone as shown on the EA maps
Distance for Village centre/shop/garage and ease of access	The site is in close proximity to and within easy walking distance of the shop/garage and Talbot Arms. It is also close to the village hall, playing fields, school and church.
Existing Use[s] Structures/buildings on site	The site comprises an area of agricultural land that extends northwards alongside the main road to Yawl and then to Hunters Lodge A 35.
Nature of nearby development if any	The existing groups of terraced housing is immediately adjacent, whilst housing development extends along the frontage of the main road on the opposite, eastern side of the B31265, as far as Yawl.
Previous known planning history	None
Topography and features; trees hedges watercourses microclimate etc.	The site has a strong hedge boundary along its eastern, roadside edge, which would be retained. The field slopes down to the west to a small watercourse and rises up as the field extends to the north, with a series of undulations within the larger field.
Visual prominence; views in/out. Aspect, features landmarks.	If the scale of development was modest and essentially 'rounded off' the existing development, the site is set down below the road and any housing development would also be set down within the site. It would therefore, limited in extent, not be unduly prominent and be seen as a natural extension and rounding off of the existing development at Masters Close.

Potential access options and highway issues. Nature and widths of nearby roads. Accessibility to public footpaths & bridleways	Access to this site would be via Masters Close, which is of adequate width and alignment to accommodate further small scale housing scheme. This leads to the mini roundabout on the B3165 where there is good visibility in all directions.
Potential Impact on any built and natural heritage designations, AONB, TPOs etc	Although like the rest of Uplyme, the site is in the AONB, the impact is not considered significant in the context of nearby development and the landscape/topography
Nature & scale of development that might be Accommodated; housing; employment; recreational etc.	A small extension to the housing areas to round off the development perhaps 4-5 units of Social rented & market housing [70/30%] as an 'exception site', with the design based on the existing dwellings at Masters Close, so that the whole development would be seen as one.
Landscape and visual impact assessment; potential impacts of development on trees & hedges on site etc. Opportunities to enhance landscape features	If this land and that beyond were to be proposed for a large number of dwellings then it would result in a linear extension to the village along the site frontage and so may be considered as unattractive and inappropriate ribbon development. However a smaller scale as described above, would not be frontage or ribbon development, but would complete the existing development and 'close' it off at the northern end. Access to the remaining field could still be accommodated via the existing agricultural gate access off the B3167.
Landowner If Known	Local landowner, who made available the land for the current Masters Close development as an exception site.
Land availability i.e. is there evidence that landowner is willing to develop	The landowner is willing to make the site available as an exception site for affordable housing.
Public utility services availability or constraints where known	Given the proximity of existing dwellings, no problems with connection to services are envisaged
Deliverability and achievability	Potentially deliverable in short term
Acceptability by community as evidenced	No adverse comments at January 2016 public exhibition consultation exercise

through further consultation	
Photographs	See Appended
Particular Local Plan Policies that Apply	Strategy 7 Development in the Countryside New Uplyme Policy Strategy 27 Development in small towns & villages Policies D1 2 3
Initial Views of Highway Authority	Given the existing access to Master's Close, which leads from a mini roundabout installed when this development was constructed and in the light of the modest scale of additional development, Devon CC highways have confirmed at a site visit, that the access is acceptable to accommodate the scale of development envisaged.
Initial Views of Local Planning Authority [LPA]	Discussion about exceptions policy in principle which is supported and site visit by EDDC Neighbourhood & Planning Officers [TS&CR] in December 2015. Discussed and viewed site which was considered to be acceptable as an exception site
Initial Views of other statutory consultees	No objections from Historic England and Environment Agency when consulted on SEA scoping report. NE required assessment.
Initial Views of Uplyme Parish Council	Supportive
Other issues	As with the existing development at Masters Close, some a ground excavation and supporting sheeting is likely to be required on the B3167 side of the site.
Concluding Comments	Subject to this being considered for a small scale of housing development essentially to 'round off' Master's Close, it is considered that in the light of the overall attributes of the site, it's accessibility, proximity to services, highway access etc. that the site should be consider for inclusion in the. Plan
Recommendation for Uplyme Neighbourhood Plan Group & Red /Amber/Green	That the site at the northern end of Master's Close be considered for inclusion as an Exception Site in the Neighbourhood Plan

Photographs, Site Location



Entrance to Master's Close off Roundabout



Mini Roundabout on B3165



The Site





Uplyme Neighbourhood Plan - Potential Sites for Housing/Development – Site Appraisal Checklist

Criteria	Commentary
Site Name	Part of land at Tapper’s Knapp/Springhead Lane/Crogg Lane, Uplyme
Location and context within the Village/Parish.	A small part of the field’s road frontage only, which is located at the eastern end of Crogg Lane and fronting onto Tapper’s Knapp.
Site Description & Local Plan Development Boundary Issues	The site comprises a small part of an undulating agricultural field that is used for casual grazing but is not part of an nearby farm holding. See Photos. There is an agricultural field gate at the south eastern corner of the site, where it adjoins the junction between Crogg Lane and Tapper’s Knapp. The site lies just outside the Development Boundary for Uplyme as shown on the East Devon Local Plan.
Site Area or Dimensions	The site comprises the road frontage area only. The area extends to some 3585m ² Or 0.35 hectare or 0.86 acre.
Grid Reference	SY32905 93313
Notation on Environment Agency on-line Flood Maps	The site is outside the EA’s flood risk area for Uplyme See Plan Appended However as the site slopes quite steeply down to the east and to the north, it is likely that a scheme to dispose of surface water from the site would be required. The River Lim lies outside the site, to the north
Distance for Village centre/shop/garage and ease of access	The site is located some 0.25 mile from the village centre by road where the pub shop garage hall are located but there is a public footpath through the area known as The Glen and so has good and easy level pedestrian access to the village facilities. It is also close to Mrs Ethelston’s Primary School and the Church.
Existing Use[s] Structures/buildings on site	Agricultural land No buildings present on the site
Nature of nearby development if any	There is one residential property that adjoins the larger part of the field that is outside the area being considered as a potential development site in this appraisal. The nearest other properties are further down the Lane beyond the bridge over the Rover Lim. See Location Plan
Previous known planning history	The site has been considered for large scale development in the past together with land on the southern side of Crogg Lane. However this was never progressed.
Topography and features; trees hedges watercourses microclimate etc.	The part of this larger field that is being considered in this appraisal is situated above the road onto which it fronts. The site is undulating in nature as is the rest of the field which slopes down steeply from west to east. The land also slopes towards the north. The site has strong banks and hedges that contain some trees. There are no trees within the site itself. The bank and hedge on the Lane frontage is well developed characteristic landscape feature in its own right in this locality. [See Photos]
Landscape and visual impact assessment; of development on trees & hedges Opportunities to	The site is set down below the main road at the bottom of Crogg Lane and is well contained within the immediate locality and landscape due to the landform and hedges described above and as such development could be reasonably well contained. Development on part of this site would impact on the wider landscape character of the AONB. On the opposite side of lane is the high hedge associated with properties so located some distance away on Springhead Lane but whose grounds are extensive .

enhance landscape features	
Potential access options and highway issues. Nature and widths of nearby roads. Accessibility to public footpaths & bridleways	<p>Crogg Lane is narrow steep and one-way running west to east downhill. The existing field access at the bottom of Crogg Lane could provide a potential access point into the site, subject to the views of the highway authority. Alternatively an access pint could be introduced along the Tapper's Knapp Lane frontage, although this would require the provision of visibility splays that would impact on the hedge / bank boundary although this could be rebuilt as part of any scheme.</p> <p>As indicated above there is good access to the footpath at the glen although there is no footway along Tapper's Knapp, leading to this path. The site is also close to the popular footpath than leads along the River Lim to Lyme Reis and so has good access to the public footpath network generally,</p>
Potential Impact on any built and natural heritage designations, AONB, TPOs etc	<p>There are understood to be no known sites of nature conservation importance or heritage assets on the site. As with all of Uplyme, the site does lie with the east Devon AONB.</p> <p>TPOs around the periphery of the site have not been checked but given the distances from hedgerow trees, this is not considered to be a constraint.</p>
Capacity, Scale & Nature of development that might be Accommodated; housing; employment; recreational etc.	<p>The site could accommodate up to 8-10 modest sized affordable dwellings in a terrace or similar configuration along the road frontage and which could be accommodated physically on the site having regard to the topographical features referred to above.</p>
Landowner If Known	<p>Contact has been made with the landowner who is supportive of the proposal for affordable housing on this site</p>
Land availability i.e. is there evidence that landowner is willing to develop	<p>This has been confirmed.</p>
Public utility services availability or constraints where known	<p>Public utility services are available nearby to serve nearby properties and an extension of the public utility services to provide the necessary connections should be possible.</p>
Deliverability and achievability	<p>Subject to the necessary consents and with the known landowner support, there would be good potential to deliver a mix of housing as proposed on this site within the next 2-3 years</p>
Acceptability by community as evidenced through further consultation	<p>No adverse comments at January 2016 Consultation Event</p>
Photographs	<p>Photographs of the site, the existing agricultural access as well as Tapper's Knapp are appended.</p>
Particular Local Plan Policies that Apply	<p>Strategy 7 Development in the Countryside New Uplyme Policy Strategy 27 Development in small towns & villages Policies D1 2 3</p>

Initial Views of Highway Authority	No difficulties or objections to providing a suitable access onto Tappers Knapp/Springhead Road subject to visibility splays
Initial Views of Local Planning Authority [LPA]	Supportive of inclusion in Plan as an Exception Site
Initial Views of other statutory consultees	No objections from Historic England and Environment Agency when consulted on SEA scoping report. NE required assessment.
Initial Views of Uplyme Parish Council	Supportive
Other issues	This had the potential to be an exception site where a minimum of 66% of housing would need to be affordable.
Concluding Comments	The site is well located close to existing amenities within Uplyme. Access would appear to be capable of being provided without highway danger. The topography of the site lends itself to an interesting layout of development. The site is not prominent in the landscape or adversely impacting upon other dwellings
Recommendation for Uplyme Neighbourhood Plan Group & Red /Amber/Green Score	That this site be considered for inclusion as an 'Exception site' with a focus on affordable housing, within the Neighbourhood Plan

**Plan Showing Location in Uplyme Context; Site Location Plan; Photographs; East Devon Local plan Policies
SW January 2016**

Potential Access Point Looking South



Potential Access Point Looking South



Visibility To South from
Crogg Lane Junction



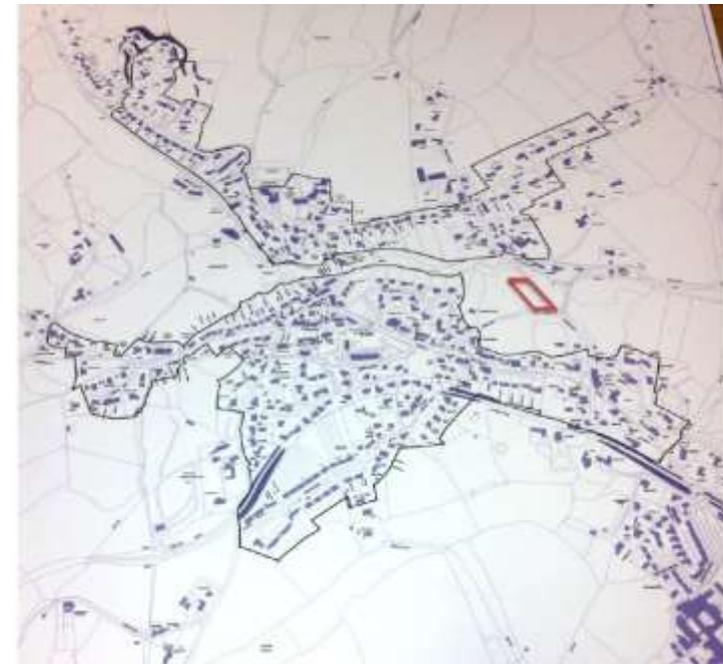
Frontage Site Within Field



Site Location Plan



Site in the Context of the Local Plan Development Boundary



Extracts East Devon Local Plan As Amended March 2015

Strategy 7 – Development in the Countryside: @ 6.53

The countryside is defined as all those parts of the plan area that are outside the Built-up Area Boundaries and outside of site specific allocations shown on the Proposals Map. Development in the countryside will only be permitted where it is in accordance with a specific Local [or Neighbourhood](#) Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located, including:

1. Land form and patterns of settlement.
2. Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings.
3. The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions.

Uplyme and Lyme Regis

The village of Uplyme in East Devon lies close to the coastal town of Lyme Regis in West Dorset. The East Devon and Dorset AONBs abut one another sweeping over both settlements and the surrounding countryside, and there are also constraints of land instability and highway access that limit development potential in and at both Uplyme and Lyme Regis. At Uplyme aspirations for development are modest whereas at Lyme Regis there is a local (Lyme Regis) expression of need for housing and employment, although this is not quantified through formal local housing and employment needs assessment in this area.

East Devon District Council will work with West Dorset District Council, Uplyme Parish Council and Lyme Regis Town Council (and the County Councils and other partners) to ensure over the long term that the most appropriate solutions to meeting the local needs of both communities are fully understood and explored and thereafter expressed in future policy documents, including neighbourhood plans. In terms of future development patterns, Uplyme and Lyme Regis are considered to be suitable only for limited local growth, rather than strategic or significant growth.

New Policy – Development at Uplyme:

The District Council will work with West Dorset District Council, Uplyme Parish Council and Lyme Regis Town Council to undertake joint evidence gathering, including on constraints, and if necessary bring forward proposals of an appropriate scale to support the potential long term growth of Uplyme and Lyme Regis.

Strategy 27 - Development at the Small Towns and Larger Villages:

© 6.142

The following settlements vary in size and character but all offer a range of accessible services and facilities to meet many of the everyday needs of local residents and they have reasonable public transport. They will have a Built-up Area Boundary that will be designated in the East Devon Village DPD though they will not have land specifically allocated for development.

- Beer
- Broadclyst
- Clyst St Mary
- Colyton
- East Budleigh
- Feniton
- Kilminster
- Lympstone
- Musbury
- Newton Poppleford
- Sidbury
- Uplyme
- West Hill
- Whimple
- Woodbury

If communities wish to promote development other than that which is supported through this strategy and other strategies in the Plan (at the settlements listed above or any other settlement) they will need to produce a Neighbourhood Plan justifying how and why, in a local context, the development will promote the objectives of sustainable development.

Detailed Landscape Assessment Land at Masters Close

Criteria	Lower sensitivity		Higher sensitivity		
Special qualities/ significance of designated landscapes		ML			
	Within AONB but in valley with rising land to west and east and immediately adjacent to B3165. Site is extension to existing housing at Master's Close Existing residential development to south, northeast and east. No historic buildings or features close to the site. Very thick wooded steeper slopes in valley area and farmland that slopes to south west. Site relates to Uplyme and is within close proximity to the centre of the village on the edge of Lyme Regis centred around the River Lim crossing. The main settlement to which this site is a very minor extension, is within the valley floor but 20 th century development does now reach up the valley and valley sides.				
Skylines and landform	L				
	Skylines generally wooded to north and northwest but south and east dominated by steeply rising slopes with residential development. To west skylines formed by wooded higher ridge beyond steeply sloping farmland.				
Sense of openness and enclosure	L				
	Site is enclosed by residential development to south and to east beyond B3165, one of only 3 main arteries into Lyme Regis linking to the A35. Site comprises small part of open field, with sloping farmland beyond. Trees and well managed hedgerows on filed boundaries in distance but majority of site is open and exposed to views in from higher ground and B3165.				
Landscape pattern and complexity	L				
	Site itself is grassland with a trees and hedgerows on periphery of main field with woodland beyond but with lower wetter ground to west in valley bottom with small stream that feeds into River Lim close to village centre. Views out of site not so significant, other than to wooded slopes beyond				
Experiential landscape character	L				
	Site feels open due to presence of existing cul-de sac which ends abruptly at site boundary and so exposed, due to lack of vegetation, but enclosed by bordering hedgerow along highway & woodlands beyond. Settlement of Uplyme is mix of some historic/modern on busy B 3165 road into Lyme Regis.				
Relationship to existing settlement edge and cultural pattern	L				
	Existing settlement edge is mainly render and mid to late 20 th century. The village is mainly in the valley floor and extends some way up the valley sides although progressively peters out. Valley sides are more open/exposed to views in. Settlement edge is not enclosed but generally the village is, by being based in the valley. Site would clearly provide a good 'rounding off' of the settlement by closing down Master's Close and preventing any further extension of this cul-de-sac and preventing potential ribbon development along western side of B3165, [which would mirror that on eastern side as the highway leaves the village towards Yawl].				
Visual sensitivities and intervisibility		ML			
	Some narrow views towards site from south west but mainly screened by existing development at Master's Close. Some views also from B3165 as site is below road level. Views from edge of village centre and the approach to Uplyme from Yawl but development would appear as part of main bulk of village, being at 90 degrees to existing Master's Close houses.				
Overall landscape sensitivity to residential development	L				
	Development of the site would not be detrimental to wider views and landscape within the AONB and whilst development of the site would extend the village edge further up the valley, it is a site for 4-5 dwellings only and would naturally close off Master Close and the village edge, bringing a more visually satisfactory closure to the north edge of the village.				

<p>Landscape Guidance</p>	<p><i>New landscaping along the new northern edge of the development would soften its albeit modest, visual impact when viewed from the B3165 on entering the village from the north.</i></p>
<p>Site ranking (including consideration of most/least sensitive areas if the villages is to be taken forward)</p>	<p><i>One of 3 sites selected from a group of 12 that were assessed as being suitable for inclusion within the Neighbourhood Plan as 'Exception Sites' for affordable housing. By definition such sites are always located outside the established built up area boundary of a village, in areas where planning permission would not usually be granted, but where an 'exception' is made and permission granted, specifically to meet local housing needs for social, rented and related housing tenures.</i></p>

Master's Close Site Uplyme



Detailed Landscape Assessment Land at Lime Kiln Lane

Criteria	Lower sensitivity  Higher sensitivity				
Special qualities/ significance of designated landscapes		ML			
	<p>Within AONB but very well contained in narrow steeply sloping valley comprised of open fields on both sides of the valley, extending north east with sense of enclosure and rising towards Carswell Farm</p> <p>Characteristics of the landscape character area with wooded on steeper slopes, higher open ridge to north in distance.</p> <p>Narrow winding rural lanes at Lime Kiln Lane and Carswell Lane, but site itself close to junction with Cooks Mead where road is wider with good access. Site relates well to Uplyme, a large village on the edge of Lyme Regis centred around a river crossing. Main settlement is within the valley floor but 20th century development does now reach up the valley and valley sides. The site is immediately opposite development at end of Cook's Mead and to east of houses on Lime Kiln Lane at higher level up slope.</p>				
Skylines and landform	L				
	<p>Skylines mix of scattered hedge/woodland/trees but with open scarp to north on highest ground; Knoll Hill. To east again dominated by steeply rising slopes of agricultural land leading to wooded top. To south is residential and with grave yard and school beyond on higher ground to south east, but generally hidden by vegetation, from site itself.</p>				
Sense of openness and enclosure		ML			
	<p>Site is sloping down for west to east and enclosed on one side by hedgerow but more sense of openness to field elsewhere. Site is open and exposed to views in from higher ground up Carswell Lane but with existing housing already present as backdrop.</p>				
Landscape pattern and complexity	L				
	<p>Landscape is not complex or busy and site itself is grassland with no trees or bushes other than in road boundary hedge. Main views are to north/northeast up Carswell Valley to scrubland on Knoll Hill and other higher ground towards Springhead.</p>				
Experiential landscape character		ML			
	<p>Site seen as typical of edge of village land with mix of development and open land in view so degree of activity especially due to it being adjacent to Lime Kiln Lane with residential traffic; albeit small scale. Settlement of Uplyme is historic/modern mix on a major busy B road into Lyme Regis but road that site is on and served is at start of narrow winding rural lane.</p>				
Relationship to existing settlement edge and cultural pattern		ML			
	<p>Existing settlement edge in this location is mainly render mid to late 20th century, though school and church beyond to south and some walling are of stone, but not in immediate vicinity of the site.</p> <p>The village is mainly in the valley floor and extends some way up the valley sides although progressively peters out. Valley sides are more open/exposed to views in. Settlement edge is not enclosed but generally the village is, by being based in the valley. Site opposite existing development and further housing some distance up Lime Kiln Lane, though would not join with this as only 5-6 dwellings planned.</p>				
Visual sensitivities and intervisibility		ML			
	<p>Some views in from Knoll Hill and footpath and from higher part of Carswell Lane and footpath through field to east, but existing development already evident from these views so limited change. Views in from the South are interrupted by vegetation. No views from within the village centre itself or from any main highways.</p>				

<p>Overall landscape sensitivity to residential development</p> <p>Landscape Guidance</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;">ML</td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table> <p>Development of the site would have some landscape impact but not be detrimental to wider views and landscape within the wider AONB as it is well contained and whilst development of the site would extend the village edge further up Carswell Valley and into part of Lime Kiln Lane that is not currently developed and there would be some views of the development from higher ground at Knoll Hill, it is a site for only 5-6 dwellings only and this has to be set against the fact that there is already development on the village edge in this locality.</p> <p><i>New landscaping along the new northern edge of the development would soften its albeit modest, visual impact when viewed from the higher ground to the north and small copse on the junction of Lime Kiln Lane and Carswell Lane could be an attractive new landscape feature at this nodal point.</i></p>		ML		
	ML				
<p>Site ranking (including consideration of most/least sensitive areas if the villages is to be taken forward)</p>	<p><i>One of 3 sites selected from a group of 12 that were assessed as being suitable for inclusion within the Neighbourhood Plan as 'Exception Sites' for affordable housing. By definition such sites are always located outside the established built up area boundary of a village, in areas where planning permission would not usually be granted, but where an 'exception' is made and permission granted, specifically to meet local housing needs for social, rented and related housing tenures.</i></p>				

Lime Kiln Lane Site, Uplyme



Detailed Landscape Assessment Land at Tappers Knap /Springhead Road

Criteria	Lower sensitivity	↔			Higher sensitivity
Special qualities/significance of designated landscapes		ML			
	<p>Within AONB but well contained in sloping valley comprised of open field on one side, which site forms a small road frontage part of and which extends northwards towards but not as far as the River Lim. The site is not within the flood plain as it is at higher level.</p> <p>Some narrow winding rural lanes at Crogg Lane, but Springhead Road has a good width and gives access to residential areas in eastern part of the village, Mill Lane, Rhode Lane, Pound Lane and development at Springhead Road.</p> <p>Site relates well to Uplyme, a large village on the edge of Lyme Regis centred around a river crossing. Main settlement is within the valley floor but 20th century development does now reach up the valley and valley sides. The site is close to the junction of Crogg Lane, [one way down from south west to northeast] and Springhead Road.</p> <p>Characteristics include gently rolling agricultural land with trees/ wooded areas on periphery and within hedgerows. Land leads down to the riverside Glen, proving footpath access to village centre; school etc.</p> <p>Site relates to Uplyme, a large village on the edge of Lyme Regis centred around a river crossing. Main settlement is within the valley floor but 20th century development does now reach up the valley and valley sides.</p>				
Skylines and landform	L				
	<p>Skylines generally mix of residential as part of the village and wooded as well as strong high hedgerows to both south and east. No distant views out or into the site due to landform and strong planting. To South dominated by steeply rising sloping agricultural lands beyond hedgerow with glimpses of housing in distance at higher level on B3165.</p>				
Sense of openness and enclosure	L				
	<p>Site is well enclosed by trees and well managed hedgerows but majority of site itself is open as small part of larger field but not exposed to distant views, only those from immediately adjacent roads; Springhead Road and to a lesser degree, Crogg Lane.</p>				
Landscape pattern and complexity		ML			
	<p>Landscape is not complex or busy due to limited range of landscape types in this immediate locality. Site itself is grassland used for occasional rough grazing as part of large undulating field that rises up to the south west with a some large trees and strong bushes on the periphery and linking to the wooded area known as the Glen to the north alongside and within the River Lim Valley and which lies beyond the northern boundary of the site. Opposite is the planted 'Bamboo Garden' on Pit White House which is accessed from Mill Lane to the north and which provides an unusual and attractive feature of the other side of Springhead Road.</p>				
Experiential landscape character			M		
	<p>Site feels fairly tranquil yet it is due to its proximity to Springhead Road which carries a fair degree of residential and commercial traffic on regular basis. Being part of an open field, the site is open but enclosed by bordering hedgerow notably on the road frontage. Settlement of Uplyme is historic/modern mix on a major busy B road into Lyme Regis and road that site is on is a fairly wide and straight rural lane that slopes downwards the river and bridge.</p>				

Relationship to existing settlement edge and cultural pattern			M		
Visual sensitivities and intervisibility			M		
Overall landscape sensitivity to residential development			M		
Landscape Guidance	<p><i>If developed this site would benefit from careful planning in order to retain or rebuild the existing hedgerow along Springhead frontage. Further planting at the rear of what would be roadside development of up to 8 dwellings would also be beneficial.</i></p>				
Site ranking (including consideration of most/least sensitive areas if the villages is to be taken forward)	<p><i>One of 3 sites selected from a group of 12 that were assessed as being suitable for inclusion within the Neighbourhood Plan as 'Exception Sites' for affordable housing. By definition such sites are always located outside the established built up area boundary of a village, in areas where planning permission would not usually be granted, but where an 'exception' is made and permission granted, specifically to meet local housing needs for social, rented and related housing tenures.</i></p>				

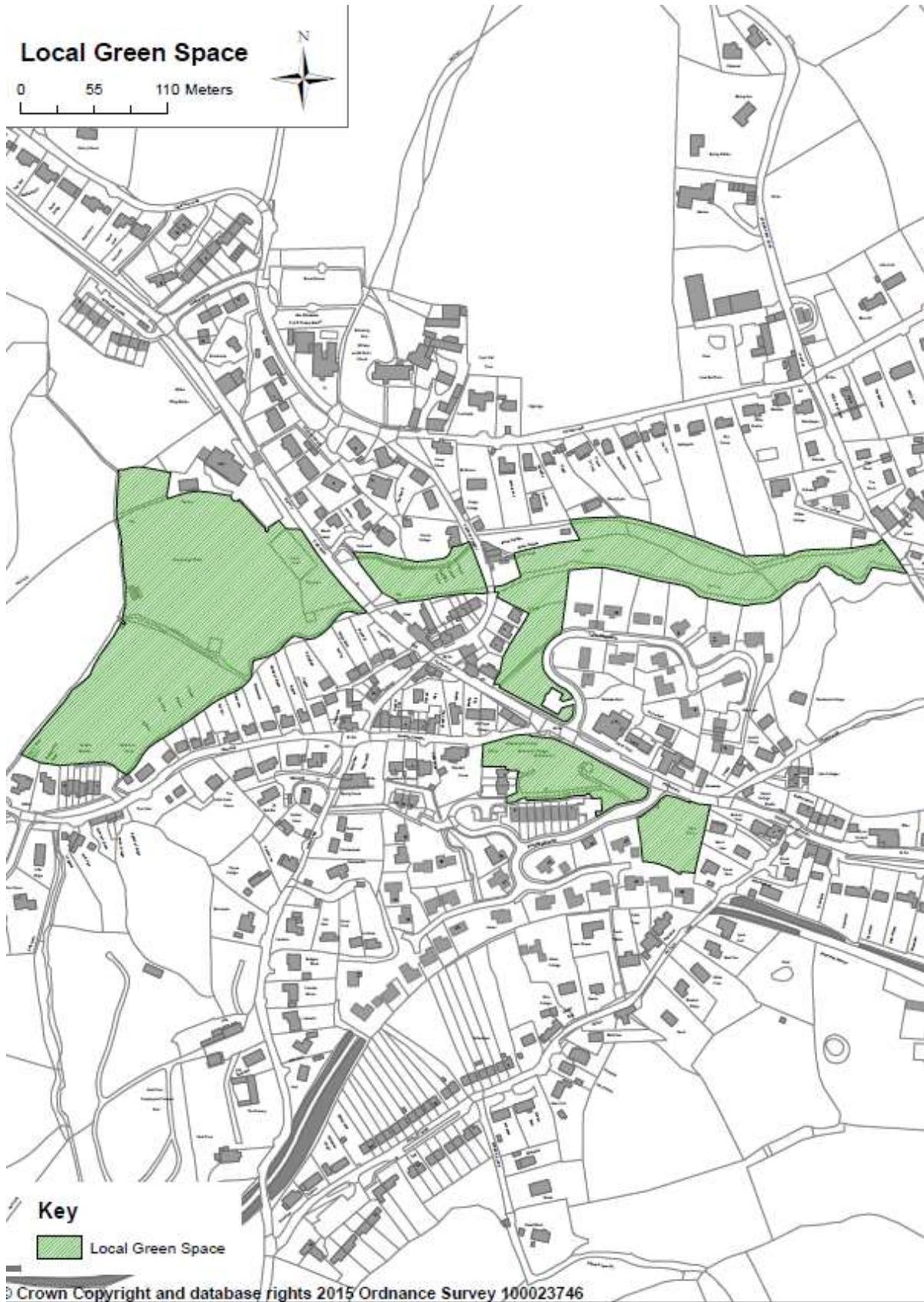
Frontage Site Within Field



Appendix 7 Proposed Greenspace

Proposed Greenspace Sites & Locations	Characteristics	Greenspace Value and Community Benefits
A Uplyme football pitch between Venlake and the King George V Field	An open recreational area close to the village centre used by the local football team and club (see photo on page 26),	A valuable area of publically used open space, but also acting as a visual green link between the village and adjacent open farmland.
B The King George V Field owned by the National Playing Fields Association but managed locally by a Trust	Large visually prominent open recreational area, adjacent to the Village Hall, within the village centre. This contains the cricket pitch, basketball court, tennis court, children's play area and croquet lawn, as well as two sports pavilions.	The East Devon Way footpath crosses the northern edge of the field. This is a beautiful area which has strong recreational value, with an attractive wooded and landscaped backdrop, linked to adjacent countryside/farmland (see photo on page 26).
C Hacker's Mead A small paddock across the B3165 from the playing field, bounded to the east by Church Street.	Presently serving as an event field for the Talbot Arms, but a grazed wild flower meadow in recent memory, it has the river Lim on its south side, and has a part of the East Devon Way public footpath on its northern side.	Although in private ownership, it provides a visually attractive green area used by the public when events are held, and is an attractive open area that leads directly to the Glen; [D] It also links visually via footpath to the playing field area in B
D The Glen To the east of Hacker's Mead lies the Glen; a narrow area of mature woodland, stretching between Church Street and Springhead Road (see photo on page 27).	This area was originally planted as a screen for the former Rectory on the southern side of the River Lim [now Glebelands]. The Glen is a most attractive area of woodland, bounded by the River Lim to the south and to the north by the route of the East Devon Way.	This beautiful and tranquil wooded area is also rich in wildlife. It is much used as a public footpath by the community, including schoolchildren. It is a very popular riverside route for locals and visitors that leads on to the footpath along the Lim Valley to the centre of Lyme Regis.
E Open Undeveloped Land at Glebelands	This remaining open, undeveloped part of the Glebelands estate lies in the lower corner, south of the river, is bounded by a footway on one side and properties on Church Street on the other, western side and the Glebelands open space area to the south	This area provides an attractive treed bounded setting for the development and links directly to the adjacent open space; Greenspace Area F.
F The separate area of open space within Glebelands sloping up toward the B3165,	This area has the estate road, as its eastern edge being and its western side adjoins the rear of Church Street properties. It is an informal area of green space, with a footway into the estate passing through it.	This area provides an attractive setting for Glebelands and when viewed from the adjacent pavement on the B3165. These two sites at Glebelands [E&F] comprise and combine an area of informal recreational value, together with an attractive tree-lined area; both with interesting historic links to the

		former Rectory on the site (now converted to flats). Importantly, this area also links both visually and physically, directly with the open area at Barnes Meadow opposite. These areas are very commonly used by deer and badgers and face The Glen across the river.
Barnes Meadow estate open area (G) (see photo on page 10). This area is maintained and managed by the Barnes Meadow Residents Association	Immediately to the south of Glebelands on the other side of the main road is a green in the Barnes Meadow Estate, that slopes up towards the terrace of properties. It lies between Venlake in the west and the estate access road in the east.	This area contains the Uplyme War Memorial and therefore has special significance for the local community. The memorial has an attractive setting and this area also provides a green entrance to Uplyme when entering the village from the Lyme Regis direction.
Millennium Copse H	Adjacent to the Barnes Meadow open area to the east, is an area of steeply sloping grassland with new tree planting, provided by the Parish Council. The land rises steeply from the main road, with properties on the east and south sides.	This land is being transferred to and will in future be maintained by the Parish Council. The land is visually prominent from public vantage points and the B 3165 and has and has a public right of way running through it, which links via a public footpath to woodland and open countryside to the south via Whalley Lane. This area also provides an important link for wildlife to the woodland open countryside to the south.



Appendix 8



Uplyme Neighbourhood Plan

Proposed Uplyme Conservation Area

Introduction

A Conservation Area is defined as “*an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance*” – Planning (Listed Buildings and Conservation Areas) Act 1990.

The purpose of a conservation area is not to prevent all development but rather to enable its careful management.

Various factors contribute to the special character of a conservation area. These include:

- the quality of buildings
- the historic layout of roads
- paths and boundaries
- boundary treatments and patterns of enclosure
- characteristic building and paving materials
- uses and associations
- the quality of the public realm and contribution made by trees and green spaces

A strong sense of place is often associated with conservation areas. Conservation Area Appraisals can be undertaken to assess and evaluate character as a means of assisting the planning process. While subject to normal planning controls, a range of additional controls and considerations also applies within conservation areas:

- Unlisted buildings and structures are protected from substantial works of demolition (as defined by case law this means the whole of a building or structure, or whole of a building minus the façade).
- Proposals to demolish buildings or structures that are deemed to make a positive contribution to the character and appearance of the area will not usually be looked upon favourably. An approved scheme for redevelopment will normally be required before consent to demolish will be granted.

Having a conservation area also provides the basis for policies and projects designed to preserve or enhance all the aspects of character or appearance that define an area’s special interest.

Conservation areas are designated by the Local Planning Authority; in this case East Devon District Council. The idea of designating part of Uplyme as a Conservation Area is being put forward for consideration in recognition of the value placed on the local environment by the local community, as indicated through surveys and questionnaires. A brief description of the proposed area is set out below and a plan of the proposed Conservation Area boundary is included on Page 6.

Description of the proposed Uplyme Conservation Area

Uplyme is located a mile and a half inland from Lyme Regis, the westernmost town in Dorset, but is just over the boundary into the County of Devon. The village is situated where five short but deep valleys join to form the valley of the River Lim (or Lym), which enters the sea at Lyme Regis. The parish of Uplyme has an area of 3,618 acres (1464 hectares), or 5.65 square miles. It surrounds Lyme Regis on its western and northwestern sides, stretching from the sea cliffs in the south to the ridge tops to the west and north.

The General Pattern of the Settlement

The old core of Uplyme village consists of a cluster around the Church of St Peter & St Paul, and includes Court Hall and the school, now known as Mrs. Ethelston's CE Primary Academy, together with a group of properties south of the river within a triangle of narrow streets, and the Talbot Arms pub. The two clusters are connected by Church Street, which dips steeply across the river, with an open paddock between: Hacker's Mead. The area is described in more detail below.

Architectural character makes a significant contribution to the charm and character of a village. Equally, spaces which may be regarded as public realm – such as roads, pavements and open grassed areas – are also important features within the local environment. The combination of buildings, walls and trees all help to define public areas. Much of the old street pattern in Uplyme is reinforced by solid chert garden walls, some of which are very high; and hedges also play their part in defining boundaries, roadways and the external spaces.

Proposed Conservation Area Boundary

The proposed Conservation Area embraces a number of different elements of differing character, but which are physically linked by the roads and lanes through the village. The core of the proposed conservation area centres on the Church, the graveyard, and Court Hall and its associated outbuildings; both are important listed buildings.

The proposed area then extends southward down Church Street including the older properties, but excluding more recent 20th century properties, and then rises up steeply, joining Lyme Road at the Talbot Arms. The area embraces the older properties around the cross roads and junction with Gore Lane as well as the Talbot Arms itself and Hacker's Mead to the rear of the property, which is an attractive greenspace, used for events linked to the pub. This area extends back to Church Street and is bounded on one side by a public footpath.

The proposed Conservation Area also includes the King George's Field – a playing field adjacent to the Village Hall. This area is of historic interest and is a most attractive public open space bounded by good quality mature trees and containing the old cricket pavilion. The field is owned by 'Fields In Trust' and is dedicated in perpetuity for the use of the inhabitants of Uplyme.

The inclusion of area of open space within Conservation Areas is commonplace and is supported by Historic England's advice note: **Conservation Area Designation, Appraisal and Management** Where it states as follows:

Conservation area designation..... can protect open areas particularly where the character and appearance concerns historic fabric, to which the principal protection offered by conservation area designation relates.

The triangular area bounded by the lower part of Gore Lane, part of Venlake Lane and Lyme Road is also proposed for inclusion in the Conservation Area. It has a range of older properties, including the former forge and a number of properties formerly used as shops, businesses and a chapel. As with other parts of the area, Gore Lane and Venlake Lane are bounded by good quality stone walls, some of considerable height that provide a good sense of enclosure, which is a key characteristic of much of the proposed Conservation Area.

Photographs of the area are included on Page 5.

The proposed Conservation Area contains a number of listed buildings that help to demonstrate and reaffirm the historic and conservation value of the area. These include:

- Church of St Peter & St Paul
- Court Hall, Pound Lane

- Barn NE of Court Hall
- Cart sheds at Court Hall
- Stables at Court Hall
- Farm building SE of Court Hall
- Cattle shed at Court Hall
- Wadleigh House and Tor Cottage, Church Street
- Sunnybanks and Horseshoe Cottage, Church Street

In defining the area, the aim has been to include the core of the village with historic buildings, but there are clearly properties outside this core that are also of historic interest; some being listed buildings. The exclusion of these buildings from the proposed conservation area does not in any way undermine their value.

Proposal for Inclusion in the Neighbourhood Plan

In preparing the Uplyme Neighbourhood Plan, the opportunity has been taken to carry out a review of the historic character of the Parish and village in particular. Regard has also been had to the Uplyme Parish Plan of 2005 that set out, in a considerable amount of detail, Uplyme's history and its heritage assets.

In the light of the review and above description of the historic assets, the visual character of the area and its value, it is recommended that the Uplyme Neighbourhood Plan includes a proposal that the Conservation Area be defined and designated for Uplyme by East Devon District Council, under the powers vested in it as Local Planning Authority.

This proposal has been subject to public consultation, by sending a consultation letter (see page 7) and map to every household within the proposed Conservation Area. In addition, the idea was promoted at the community engagement event in January 2016. Whilst there were a number of questions about the implications of being in a conservation area, there were no adverse comments made. As the whole of the parish is already within an Area of Outstanding Natural Beauty, the designation of a conservation area would have little or no impact on householder permitted development rights. Ultimately, it will clearly be a matter for the District Council to decide whether to proceed with the designation and within what timescale.

The Uplyme Neighbourhood Plan and the SEA process have been subject to consultation with Historic England and in response to Regulation 14 Consultation on the Plan, amongst other comments, Historic England stated as follows:

....." We are particularly impressed by the creation and use of the Village Design Statement and the advocacy of a Conservation Area."

The principle of creating a Conservation Area for Uplyme clearly therefore has Historic England's support.

This proposal document does not purport to be a formal 'Conservation Area Appraisal' as may be prepared by the Local Planning Authority, as part of its historic assessment of the area, in considering the designation of a Conservation Area.

**Uplyme Neighbourhood Plan Group
September 2016**

Church of St Peter & St Paul
with Court Farm Beyond



Court Farm Outbuildings



Church St & Church Cottage



Footpath to Lyme & Paddock Behind
Talbot Arms From Church St



Houses in Church St



Houses in Church St



Church St & Lyme Road Houses



The Talbot Arms



Gore Lane & Venlake Lane



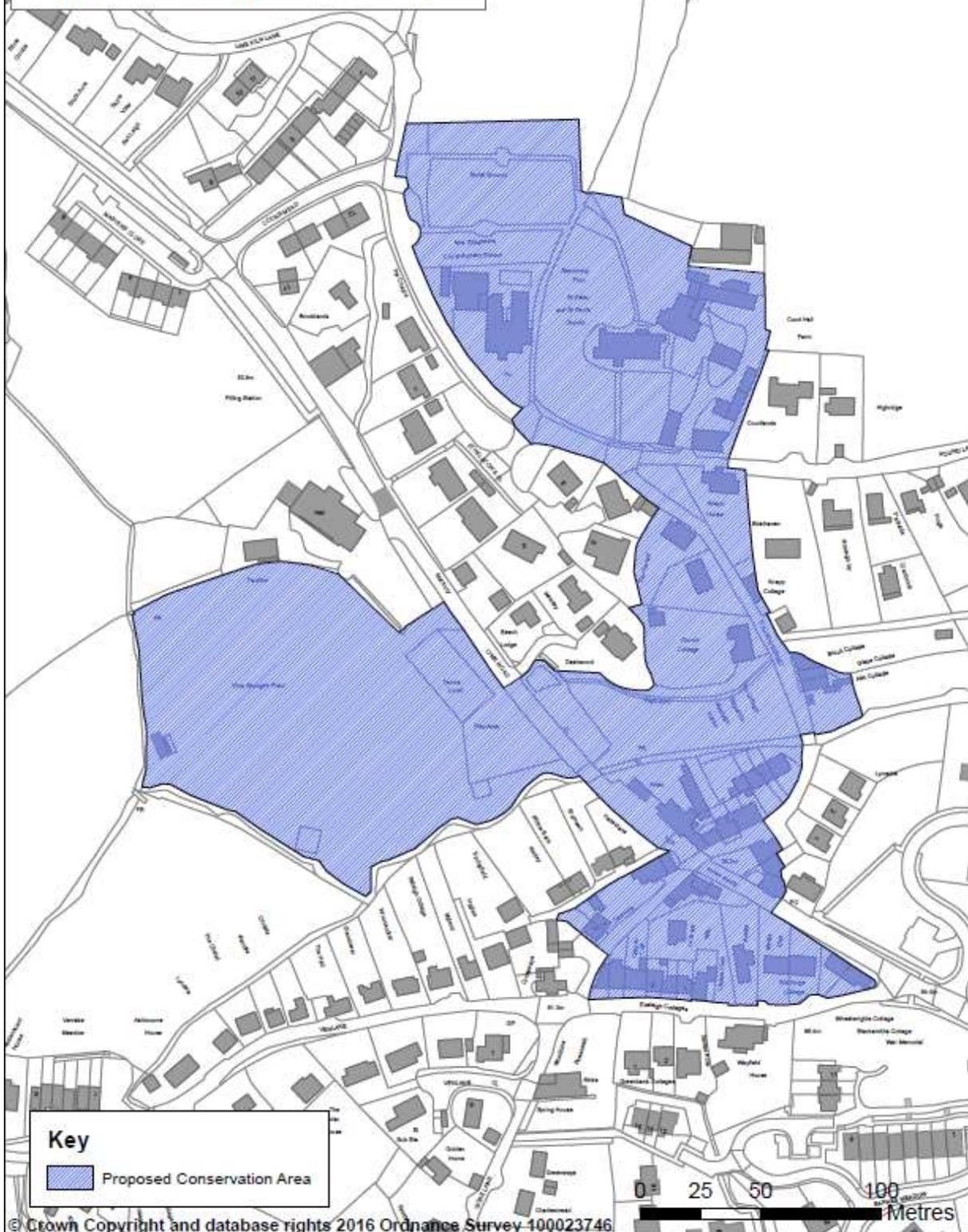
Houses in Venlake Lane



Former Chapel & Smithy
Venlake Lane



Proposed Illustrative Conservation Area



The proposed conservation area map

Mr John Garland Chairman, Uplyme Parish Council		The Orchard Rhode Lane Uplyme, Lyme Regis DT7 3TX
Tel: 01297 444 120		
Delivered by hand to relevant Uplyme properties		
Re: Proposed Conservation Area for Uplyme		20 December 2015
<p>As part of the preparation of the Uplyme Neighbourhood Plan, and in the light of comments made by the public about the quality and value of the Historic Environment of Uplyme, consideration has been given to the idea of a Conservation Area being designated for the older part of the village.</p> <p>Formal designation of a Conservation Area can only be done by East Devon District Council as Local Planning Authority and so the Neighbourhood Plan will simply include it as a proposal and as an idea for the District Council to take forward after future consideration.</p> <p>Following a review of the area and the key buildings of historic interest and importance, the proposed boundary of the conservation area has been defined and this is shown on the attached plan. Also enclosed is a summary note that explains the reasons for the area being considered in more detail.</p> <p>I hope you agree that identifying a conservation area is a beneficial project. It can be confirmed that as the whole of Uplyme is already within the East Devon Area of Outstanding Natural Beauty, the designation of the Conservation Area will not result in any additional controls over your property. Nor will it affect the status of your property.</p> <p>However if you do have any comments on the proposal, then please email them to the Parish Clerk at clerk@uplymeparishcouncil.org, or write to the Clerk at Horsemans Hill Barn, Gore Lane, Uplyme, Lyme Regis, Devon DT7 3RJ</p> <p>You also are invited to attend the next Neighbourhood Plan community consultation event, which is to be held at the Village Hall on Saturday 23 January 2016, from 11:00 - 15:00.</p>		
Yours faithfully,		
John Garland Chairman, Uplyme Parish Council & Neighbourhood Plan Group		
Web site: http://www.uplymeparishcouncil.org email: clerk@uplymeparishcouncil.org		

The letter sent to householders